

SIMPSON & MARWICK



2/6 Bath Street, Portobello, Edinburgh, EH15 1EY



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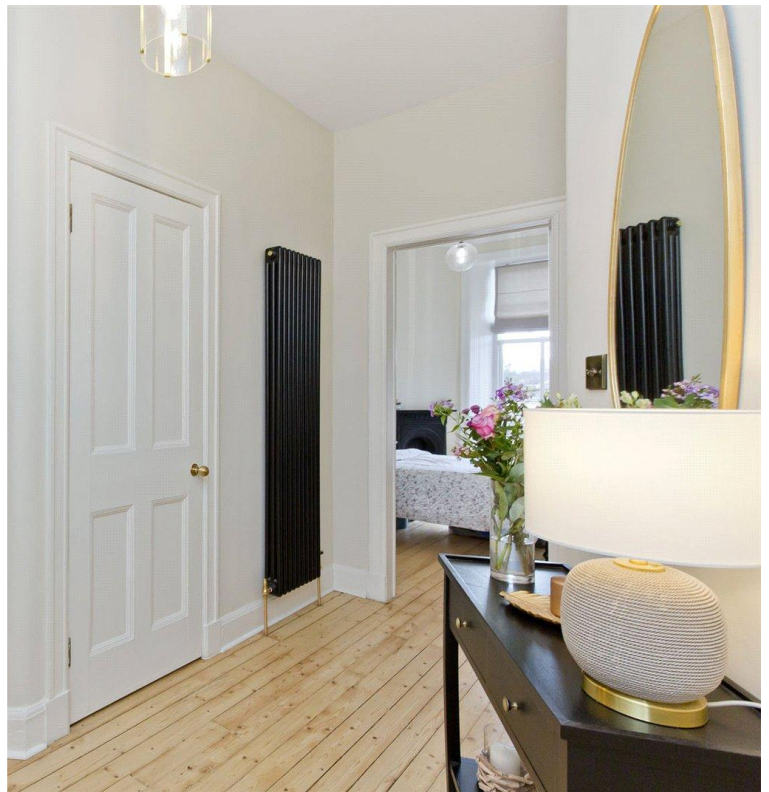
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EPC: C (75)

Council Tax - B

Stylish three-bedroom flat with period features in vibrant Portobello.



- Second-floor flat
- Lounge/kitchen/diner
- Quartz worktops
- Utility room
- Three double bedrooms
- Contemporary shower room
- Gas central heating
- Double glazing
- Communal rear garden
- On street parking

This excellently refurbished second-floor flat blends modern comforts with period charm, perfect for stylish city living.

The expansive lounge/kitchen/diner is the heart of this home, featuring a breakfast bar, quartz worktops, and integrated appliances, including a double oven, dishwasher, and fridge/freezer. The room also showcases a beautiful feature fireplace.

Adjacent, you'll find three spacious double bedrooms, one of which includes a charming feature fireplace and another boasting a large storage cupboard.

The contemporary shower room offers a sleek, walk-in shower cubicle, while a useful utility room includes a washing machine. Additional storage is available in the hallway's large cupboard.

The flat is well-presented, retaining original features such as cornicing and real wood flooring.

The property benefits from gas central heating and double glazing, ensuring comfort year-round. Outside, owners have access to a communal courtyard, and on street parking is available.

Location

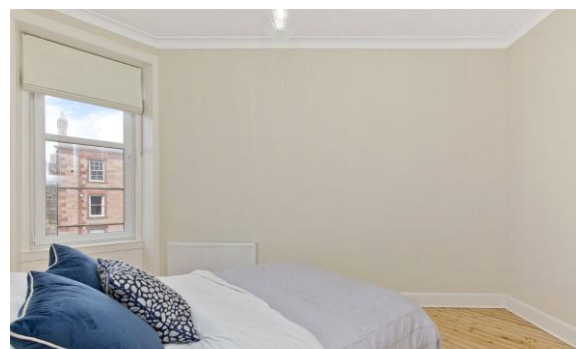
Portobello is a vibrant seaside suburb of Edinburgh, offering a charming village atmosphere and a delightful sandy beach. With an assortment of cafés, bars, and independent shops, it's a lively area full of leisure opportunities. Centrally located, Portobello provides easy access to Edinburgh City Centre via excellent transport links.

Fixtures and Fittings

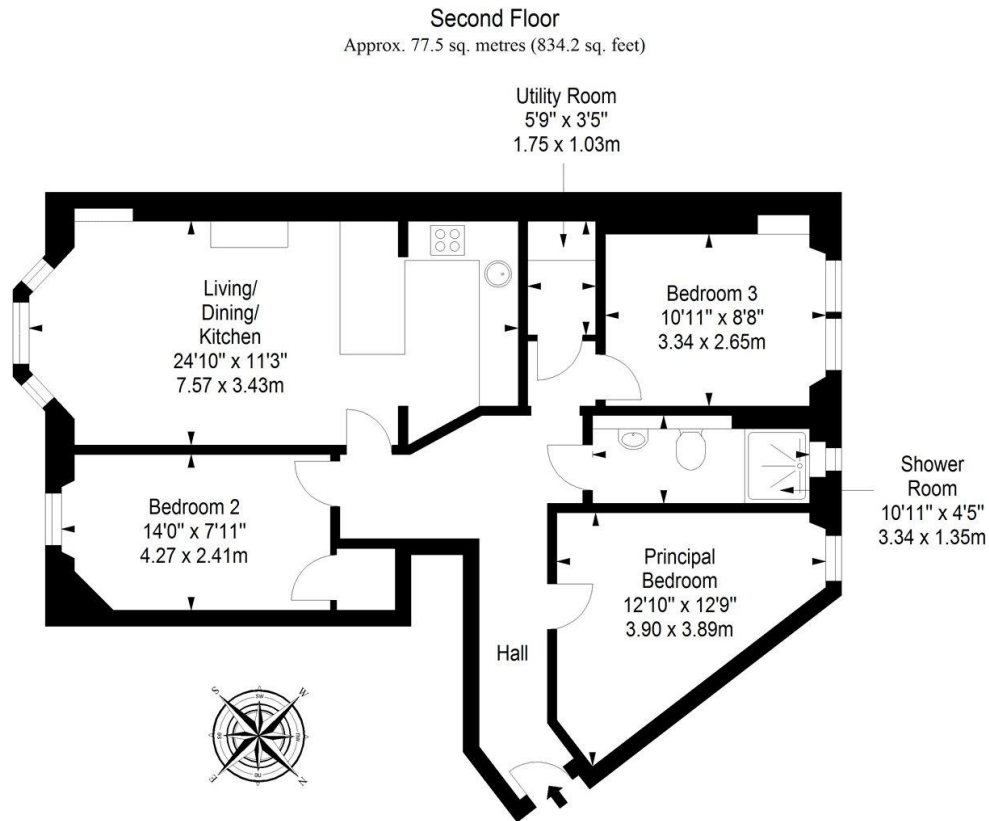
The washing machine and selected light fittings are included in the sale of this property. Please note that other items may be available through separate negotiation.

Viewing Details

By appointment contact Simpson & Marwick



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Total area: approx. 77.5 sq. metres (834.2 sq. feet)

Simpson and Marwick

4 Albyn Place
Edinburgh, EH2 4NG

T: 01315815700
E: viewings@simpsonmarwick.com

www.simpsonmarwick.com

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	82 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		